



£385,000 offers in excess of
28 Fitzroy Road, Lewes, East Sussex, BN7 2UB

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Overview...

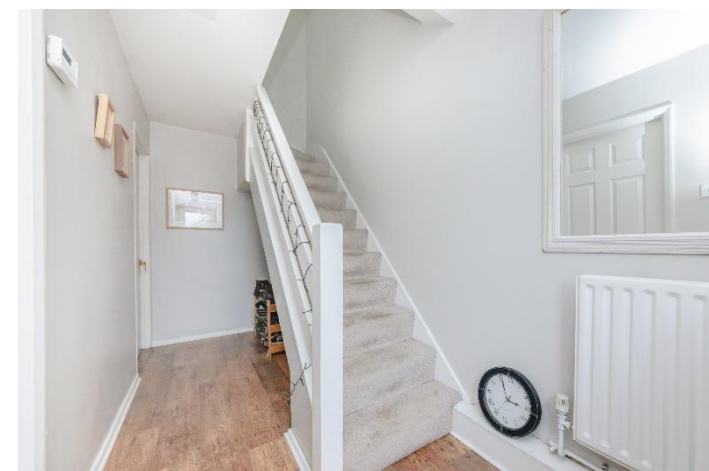
A great opportunity to purchase this beautifully presented 3-bedroom family home situated in the Landport estate of Lewes. Within walking distance of the town centre and local primary school.

This super property has been beautifully maintained to boast comfortable accommodation finished in a modern style, including a wonderfully generous rear aspect living and dining room with floor to ceiling doors opening directly into the rear garden. As well as a front aspect modern fitted kitchen.

On the first floor are three generous bedrooms, varying in size, additionally a modern fitted suite.

Outside, the property boasts a well-maintained multi-level garden with areas of patio and grass, this is furthered by a shed ideal for storage. The property boasts a driveway providing off street parking.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs to first floor, and doors to principal rooms

KITCHEN- A great, front aspect modern fitted kitchen comprising flushed fitted wall and base units with contrasting wooden work surfaces. One and half stainless-steel sink with mixer tap and expansive front aspect double glazed window above overlooking the front of the property; 4 ring gas hob with chimney style cooker hood above and integrated oven below. Space for a fridge freezer and washing machine, tiled laminate flooring.

LIVING /DINING ROOM- A generous space, measuring %^W\$, with expansive rear aspect double glazed sliding doors, flooding the room with natural light and providing direct access to the rear garden. Feature fireplace with brick surround recess housing a cast iron log burner and tiled hearth.

FIRST FLOOR LANDING- Airing cupboard and doors to principal rooms

BEDROOM 1- A super double bedroom with an expansive rear aspect double glazed window overlooking the rear garden and giving lots of natural light

BEDROOM 2- A great, naturally bright double bedroom with a generous front aspect double glazed window overlooking the front of the property and further views over the Sussex countryside

BEDROOM 3- A super bedroom with rear aspect double glazed window and built in wardrobe

BATHROOM- A modern fitted suite comprising a panel enclosed bath with mixer tap and shower attachment above, glass screen and tiled surround, pedestal hand wash basin with mixer tap, low-level wc, obscured double glazed window and tiled walls and flooring





Outside...

FRONT GARDEN- Block paved steps to front door with gravel along one side with a variety of plants and shrubs, along the other side are a pretty arrangement of flowers, picket fences. Alley to side of property providing gated rear access

REAR GARDEN- A deceptively generous multi-level garden with a block paved patio at the rear of the property, ideal for entertaining and alfresco dining, brick steps up to a laid to lawn area and brick built shed. With raised flowerbeds and lined with a variety of mature plants, trees and shrubs, a stone path leads to the top of the garden where a gravel area is, lined with privacy trees and plants- currently used as a firepit; all fence enclosed.

PARKING- Driveway to the front of the property providing off street parking





Location...

Fitzroy Road is located in the Landport area of Lewes, boasting easy access to the local countryside and woodlands, with picturesque, scenic walk along the River Ouse towards Offham and Hamsey. Steps lead up from Blois Road crossing Offham Road and lead onto the South Downs and offer a short cut to the popular Wallands Primary School via Hill Road.

Landport benefits from a local convenience shop, two children's playgrounds and further recreation ground, allotments, the Tally Ho public house, a community youth hub and children's nursery, a bus service to the town centre and is within walking distance of the popular Wallands Primary School.

Lewes town centre offers an array of shops, restaurants, public houses and eateries. Within the town centre we also find The Depot Cinema, Secondary School and also a Tertiary College.

Lewes benefits from a Leisure Centre with gym and indoor pool, the Pells Outdoor Swimming Pool and many sports clubs including football, rugby, tennis, cricket, golf and athletics to name a few.



Tenure - Freehold

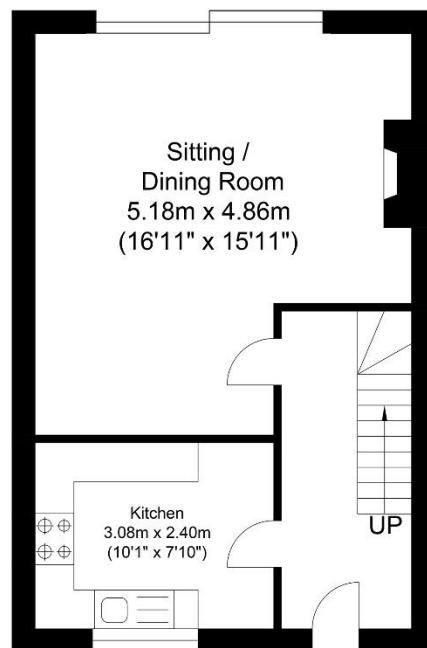
Gas central Heating

Double Glazing.

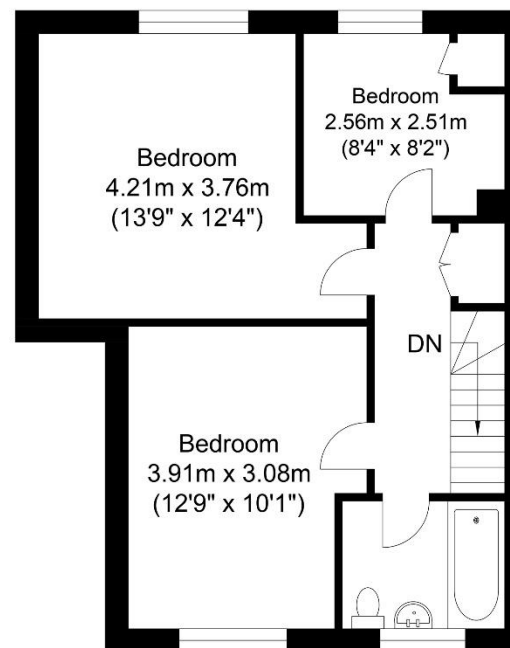
EPC Rating - C

Council Tax Band - C

Viewing recommended



Ground Floor
Approximate Floor Area
396.11 sq ft
(36.80 sq m)



First Floor
Approximate Floor Area
434.86 sq ft
(40.40 sq m)



Approximate Gross Internal Area = 279.0 sq m / 3003.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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